

EXHIBIT “A”

American Land Title Association	ALTA Settlement Statement - Combined Adopted 05-01-2015
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File No./Escrow No.:	Sergovic Carmean Weidman McCartney & Owens, P.A.
RE-15502	
Print Date & Time:	25 Chestnut Street, P.O. Box 751
10/02/2024 11:50 AM	Georgetown, DE 19947-0751
Officer/Escrow Officer:	
Settlement Location:	25 Chestnut Street, P.O. Box 751, Georgetown, DE 19947-0751

Property Address:	24364 Shady Lane, Millsboro, DE 19966
Buyer:	Joshua L. Adams
Seller:	Christine C. Shubert, Chapter 7 Trustee for the Estate of Thomas F. Updegrove, Jr.
Lender:	Superior Credit Union
Settlement Date:	10/ 2/2024
Disbursement Date:	10/2/2024
Additional dates per state requirements:	

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$75,000.00	Sales Price of Property	\$75,000.00	
		Deposit		\$15,000.00
		Loan Amount		\$60,000.00
\$15,000.00		Excess Deposit		
		Prorations/Adjustments		
		County Taxes from 10/2/2024 to 6/30/2025	\$146.37	
		Assessments from 10/1/2024 to 10/2/2024		\$1.68
	\$146.37	County Taxes from 10/2/2024 to 6/30/2025		
\$1.68		Assessments from 10/1/2024 to 10/2/2024		
		Other Loan Charges		
		Loan Amount (Points)	\$1,138.20	
		Application Fee	\$300.00	
		Processing Fee	\$500.00	
		Appraisal Fee: \$525.00 POC-Borrower		\$25.00
		Credit Report: \$50.00 Paid by Others-Lender		
		Express Courier Fee	\$25.00	
		Flood Cert	\$8.00	
		Tax Service Fee	\$64.00	
		Attorneys /Fees to Sergovic Carmean Weidman McCartney & Owens	\$300.00	
\$375.00		Document Preparation to Sergovic Carmean Weidman McCartney & Owens		

Seller		Description	Borrower/Buyer	
Debit	Credit		Debit	Credit
\$25.00		Express Mail/Bankwire Fees to Sergovic Carmean Weidman McCartney & Owens	\$60.00	
		Settlement Fee to Sergovic Carmean Weidman McCartney & Owens	\$100.00	
		Title Examination to Sergovic Carmean Weidman McCartney & Owens	\$350.00	
		Prepaid Interest to Superior Credit Union	\$367.41	
		Title Charges & Escrow / Settlement Charges		
		DTRIB CPL with Old Republic National Title Insurance Co.	\$125.00	
		Lender's Policy with Old Republic National Title Insurance Co. 05 EPL \$50.00 \$50.00 Buyer 18 REM-1-4 Family \$50.00 \$50.00 Buyer	\$295.00	
		Owner's Policy with Old Republic National Title Insurance Co.	\$175.00	
		Commission		
\$3,000.00		Real Estate Commission Sellers Broker to Jack Lingo, Inc.		
		Government Recording and Transfer Charges		
\$937.50		State Tax/stamps to State Tax Department	\$937.50	
		Recording Fees (Deed) to Recorder of Deeds	\$125.75	
		Recording Fees (Mortgage) to Recorder of Deeds	\$242.75	
\$562.50		City/County tax/stamps to Sussex County	\$562.50	
		Miscellaneous		
		Homeowner's Insurance Premium to American Modern	\$765.00	
		Sewer Assessment 10/1-12/31/24 to Sussex County	\$154.50	
\$198.48		County Taxes 7/1-6/30/24 to Treasury Division		

Seller			Borrower/Buyer	
Debit	Credit		Debit	Credit
\$20,100.16	\$75,146.37	Subtotals	\$81,741.98	\$75,026.68
		Due From Borrower		\$6,715.30
\$55,046.21		Due To Seller		
\$75,146.37	\$75,146.37	Totals	\$81,741.98	\$81,741.98

Acknowledgement

We/ have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/ authorize Sergovic Carmean Weidman McCartney & Owens, P.A. to cause the funds to be disbursed in accordance with this statement.

Joshua L. Adams

Christine C. Shubert, Chapter 7 Trustee for the Estate of Thomas F. Updegrove,

Jr.

By: _____

Escrow Officer

[Signature]